



Castles

UPPER HALL PARK  
Berkhamsted, HP4 2NR



# UPPER HALL PARK

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£1,000,000  
(Freehold)

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This well presented detached family home is positioned on a prestigious and sought after road in Berkhamsted



The property comprises; bright and welcoming entrance hall, good size lounge with a feature fireplace, French doors leading to the large southerly facing landscaped garden. The kitchen is fully fitted with built in appliances and there is also a downstairs cloakroom. On the first floor there are three double bedrooms - the master enjoying views over both the front and rear garden and the other two bedrooms both enjoying views over the rear garden, all three bedrooms are serviced by the spacious family bathroom. Outside, the home enjoys a large and private rear garden, mainly laid to lawn, with stone patio and mature shrubs, whilst to the front there is driveway parking, a garage, and further mature gardens.

## Specifications

3 BEDROOMS  
2 RECEPTIONS  
1 BATHROOM  
DETACHED HOUSE  
GARDEN  
DRIVEWAY  
GARAGE  
TOWN LOCATION





This home is ready for the new owners to modernise to their liking and has potential to extend (STPP)



#### A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

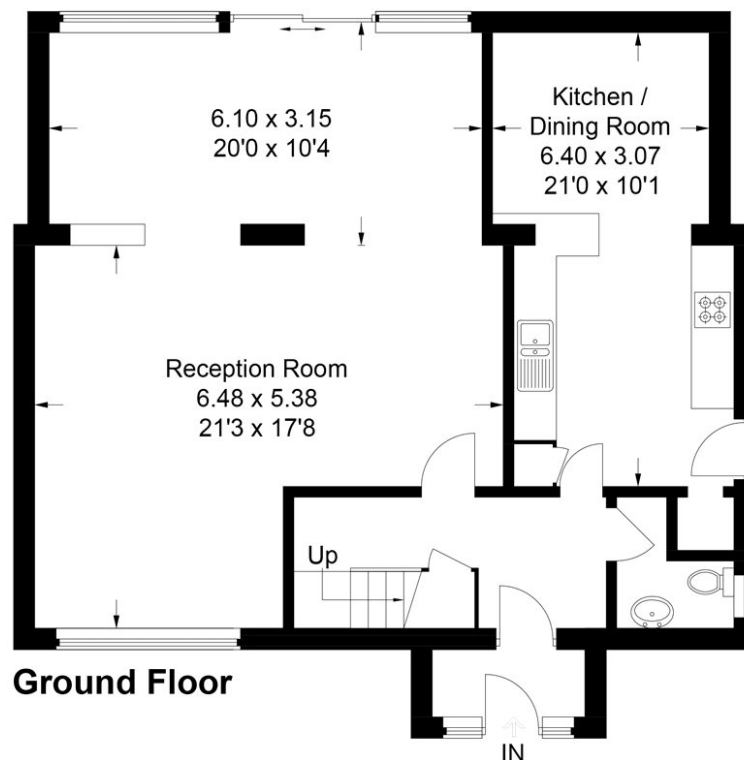


**Please Note:**

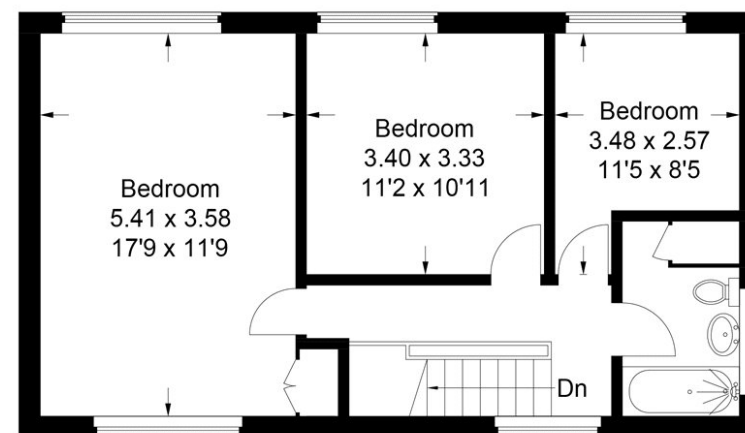
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Approximate Gross Internal Area  
Ground Floor = 84.3 sq m / 907 sq ft  
First Floor = 53.2 sq m / 573 sq ft  
Total = 137.5 sq m / 1,480 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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**Tenure:** Freehold

**Council Tax Band:** G

**EPC Rating:** D

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